065.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	731,600 / 731,600
					USE VALUE:	731,600 / 731,600
					ASSESSED:	731,600 / 731,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRIAN CALLAHAN CO
Owner 2:	
Owner 3:	
Street 1:	20 WOODBURY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1975, having primarily Clapboard Exterior and 1518 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6572.000	299,600		432,000	731,600
Total Card	0.151	299,600		432,000	731,600
Total Parcel	0.151	299,600		432,000	731,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.95 | /Parcel: 481.95

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42000

GIS Ref

GIS Ref

Insp Date 10/08/18

!5637!

PREVIOUS ASSESSMENT

Parcel ID 065.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	299,600	0	6,572.	432,000	731,600		Year end	12/23/2021
2021	101	FV	289,300	0	6,870.	438,300	727,600		Year End Roll	12/10/2020
2020	101	FV	289,300	0	6,870.	438,300	727,600	727,600	Year End Roll	12/18/2019
2019	101	FV	236,600	0	6,870.	407,000	643,600	643,600	Year End Roll	1/3/2019
2018	101	FV	236,600	0	6,870.	407,000	643,600	643,600	Year End Roll	12/20/2017
2017	101	FV	236,600	0	6,870.	356,900	593,500	593,500	Year End Roll	1/3/2017
2016	101	FV	236,600	0	6,870.	325,600	562,200	562,200	Year End	1/4/2016
2015	101	FV	225,300	0	6,870.	288,000	513,300	513,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:31:19

LAST REV

Date	Time
07/09/21	11:36:16
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5637

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALMINANA HOPE/	78134-187	1	6/29/2021	Convenience	1	No	No		sale of lot 13B only 204 sqft see plan #480 o
ALMINANAN HOPE	78133-560	1	6/29/2021		735,000	No	No		sale of lot 13A (480 of 2021) 6,572 sqft
COSMAN LILLIAN	23083-181		4/16/1993		1	No	No		land area at this sale 6870 sqft plan #250 of

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
4/1/2009	Measured	345	PATRIOT
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT
4/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	42000
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6572		Sq. Ft.	Site		0	70.	0.94	12									432,014						432,000	

Total AC/HA:	0.15087	Total SF/SM:	6572	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	432,014	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1975	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.1	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34169960
Const Adj.:	0.99989998
Adj $ / SQ:	147.572
Other Features:	86033
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357058
Depreciation:	57486
Depreciated Total:	299571

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

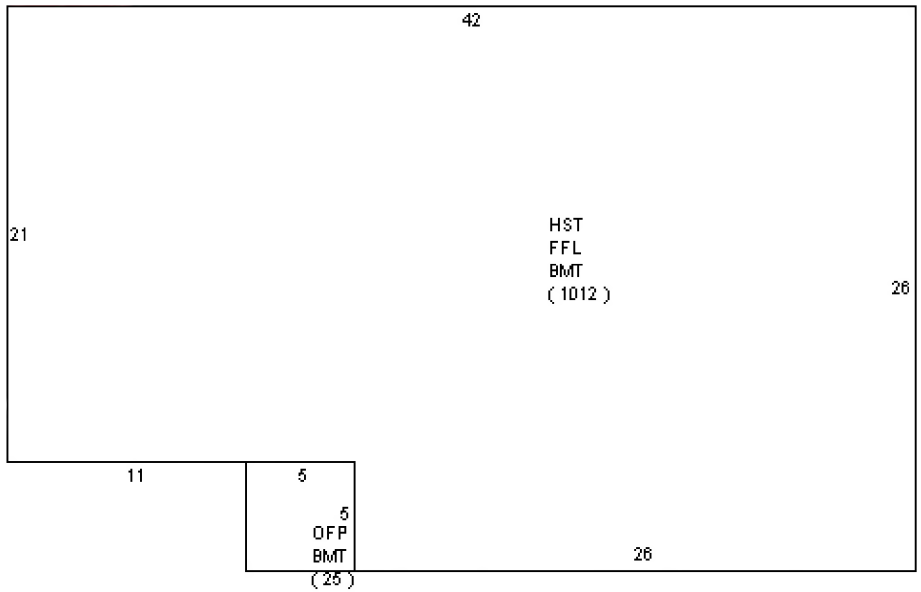
No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.57
Special Features:	0	Val/Su Net:	116.12
Final Total:	299600	Val/Su SzAd	197.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,037	44.270	45,910
FFL	First Floor	1,012	147.570	149,343
HST	Half Story	506	147.570	74,672
OFP	Open Porch	25	44.000	1,100

Net Sketched Area:	2,580			Total:	271,025
Size Ad	1518	Gross Area	3086	FinArea	1518

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

065.0-0005-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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